

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Peter Peyer, Community Development Director
Carrie Haberstich, Planner
Nathan Kriska, Development Administrator
Brian Augustine, Zoning Administrator

Date: July 10, 2019

**SUBJECT: APPEARANCE COMMISSION/CASE SUBMITTAL –
STAFF REPORT**

Staff offers the following comments on the cases scheduled for the July 10th Appearance Commission meeting:

Prior to the issuance of building permits, property owners who have 2 or more Property Identification Numbers (PINs) related to their Appearance Commission case shall submit to the Village of Skokie Community Development Department a Cook County Assessor's Office Petition for Consolidation of Property with associated fees to consolidate PINs into a single tax parcel or provide evidence that the petition was submitted to Cook County. If the PINs are in separate subdivisions, a new subdivision will be required.

RESIDENTIAL REQUEST

All residential requests are subject to a final review of a completed Zoning Information Worksheet to ensure compliance with the Zoning Ordinance.

2019-025A (4001 Davis) This item was continued from the June meeting so adjustments could be made to the design. Staff has no objections with the new design; however, it is recommended that railings be incorporated into the parapet surrounding the deck above the garage. Please note that it appears that the existing windows are larger in the photos than depicted in the elevation drawings.

Technical items to be addressed include requesting relief from the Village Code for a rear yard variation from the Zoning Board of Appeals (ZBA) at its Wednesday, July 17, 2019, meeting; removing the closets from the utility room (so the area cannot be converted to a bedroom in the future); and removing the permanently-installed basketball hoop from the public right-of-way or request a street vacation.

- 2019-026A (9156 Karlov) Staff has no objections with the overall design; however, it is recommended that a brick reveal be provided between the first and second floors (between the existing and new), and the windows be widened on the south elevation.
- 2019-029A (9132 Keeler) Staff has no objections with the overall design; however, it is recommended that the faux windows be removed above the entry gable and in the Bed 2 Bath (and corresponding design adjustments be made), a roof plan be provided, gray colored siding be considered to complement the red brick, and the brick be retained to meet the 50% masonry requirement.
- A technical item to be addressed is a PIN consolidation.
- 2019-030A (7616 Kolmar) Staff has no objections with the overall design.
- 2019-031A (9454 Avers) Staff has no objections with the overall design.
- 2019-032A (7915 Crawford) Staff has no objections with the overall modern design; however, it appears to be out of character with the nearby homes. It is recommended that more windows be provided on the north and south elevations, and limestone be provided to meet the 50% masonry requirement and use a material used elsewhere in the neighborhood.
- 2019-033A (8422 East Prairie) Staff has no objections with the overall design; however, it is recommended that the Bedroom 2 window be reduced in width and centered on the Family Room window below, and a water table trim board be added at the base of the second floor. Technical items include verifying the overall height of the addition and the north/south side yard setbacks to ensure these dimensions meet Village Code requirements.
- 2019-034A (8550 Hamlin) Staff has no objections with the overall design; however, it is recommended that brick to match and/or decorative trim be added to the front, north, and rear elevations of the garage to coordinate the façade details with the existing façade.